

**Regular Meeting
Board of Zoning Appeals
December 1, 2004**

Chairman Jerry Uebelhor called the Regular Meeting of the Board of Zoning Appeals to order at 7:00 p.m. Secretary Lloyd Martin took roll call as follows:

Chairman Jerry Uebelhor	-Present	Randy Mehringer	-Present
Vice Chairman Jim Blessinger	-Present	Bob Wright	-Present
Secretary Lloyd Martin	-Present	Bldg. Comm. Dave Seger	-Present
Ray Byrd	-Present	Atty Sandy Hemmerlein	-Absent

PLEDGE OF ALLEGIANCE

Chairman Jerry Uebelhor led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the November 3, 2004, Regular Meeting were reviewed. Vice Chairman Blessinger made a motion to approve the minutes as mailed. It was seconded by Ray Byrd. Motion carried 6-0.

NEW BUSINESS

Petition of Keena Abbett for a special exception to allow a Home Occupation (sewing and alterations).

Withdrew request.

Petition of Michael E. Thyen and Janet S. Thyen for a variance from Section 16.02.140 (Height Regulations).

Mike Thyen was present to request a variance to construct a garage on his property located at 3855 Mill Street. The proposed garage would measure 42 feet by 60 feet with a height of approximately 22 feet.

The garage would be used to store vehicles and mowing equipment. Mr. Thyen said he intends to plant evergreens to act as a buffer for the neighbors.

There were no remonstrators present. Secretary Martin made a motion to close the public hearing. Vice Chairman Blessinger seconded it. Motion carried 6-0.

Secretary Martin made a motion to grant a variance to build a garage at 3855 Mill Street, with a height not to exceed 22 feet. Bob Wright seconded it. Motion carried 6-0.

With no other business at hand, Secretary Martin made a motion to adjourn the meeting. Bob Wright seconded it. Motion carried 6-0, and the meeting was adjourned at 7:18 p.m.

Petition of Central Concrete Supply, Inc., for a variance from Section 16.02.140 (Height Regulations).

Withdrew request.

PUBLIC BUSINESS

Martha Hopf – Requesting to re-open public hearing.

President Uebelhor read a letter from Martha Hopf requesting that the Board rehear the public hearing she presented at last month's meeting for a special exception to allow her to practice reflexology and kinesiology at 1167 Hochgesang Avenue. With a 3-3 vote, the special exception was denied.

Ms. Hopf said she has new information that she would like to submit instead of waiting six months, as the ordinance states. According to the ordinance, a unanimous vote must be granted before a public hearing can be reheard.

After some discussion on the matter, Bob Wright made a motion to rehear the petition at next month's meeting. Randy Mehringer seconded it. Ray Byrd voted against the motion, therefore, the motion was denied.

Jerry Uebelhor, Chairman

Lloyd Martin, Secretary

Kathy M. Pfister, Recording Secretary